

NEXUS Municipal Monitor July 2019



Welcome to a special Ocean County edition of *NEXUS Municipal Monitor*! Going forward, please keep your eye out for this bimonthly newsletter that will keep you updated on what's happening in municipalities throughout our entire region - Burlington, Camden and Ocean counties.

The purpose of this newsletter is to keep you informed of pending or recently passed ordinances that may affect the way you do business and updated on redevelopment projects that could impact the market. The *NEXUS Municipal Monitor* will also provide an overview of meetings the Legislative/RPAC Committee will be having with local officials and details on how you can get involved and make your voice heard.

If there's an issue or development project that you think should be covered, please contact Liz Peters at Lpeters@nexusaor.com. We want to be sure this member benefit provides the greatest value by covering topics that you care most about. Please do not hesitate to provide your input!

NEXUS Legislative Committee in Action: Members Meet with Officials in Little Egg Harbor Township: Members of NEXUS Legislative Committee recently met with officials in Little Egg Harbor Township after a local REALTOR® reached out to the Association expressing concern about some recent changes to rental property oversight in the Township. Most concerning is a new rule that requires property owners to designate someone within Little Egg Harbor Township to be point of contact should any issues arise on the property, even if the property owner lives just a few miles outside of town. The Township officials were responsive to the realtors' concerns at the meeting and are sharing the feedback with Council to consider possible changes to the rules. The Committee will follow up with officials and keep the full membership abreast of its progress.

Brick Offers Free Shuttle Service to Seniors: On June 24, Brick Township started offering a free shuttle service to township residents age 60 and older. The shuttle service includes two wheelchair-accessible buses that offer transportation to and from the Senior Center and nutrition program on Monday through Friday and transportation to shopping areas (Walmart, ShopRite, Stop and Shop, the Dollar Store) Monday through Thursday. On the last Friday of every month, the shuttle will bring residents to and from the Ocean County Mall and on the other Fridays, the shuttles will take seniors to local areas of interest including parks and boardwalks. For more information about this free service and/or to request a ride, call: 732-920-8686.



Brick Board of Adjustment Considers Large Wedding Facility at Former Winter Yacht Basin Site: On July 10, the Brick Township Board of Adjustment continued its hearing on the proposal to build a 78-foot-high wedding facility at Brick Marina at the base of the Mantoloking Bridge. Specifically, the board considered whether the facility needed a height variance or use variance for its plan to operate as a banquet hall. The board ultimately decided that simply a height variance is needed.

The facility, which will be able to accommodate up to 350 people, has received push back from neighboring town Mantoloking and nearby residents concerned about the size of the project and potential traffic and noise it could bring. Another public hearing on the project is expected in August.

Jackson Zoning Board Declines Variances for 192 Apartments on Route 528: In early June, the Jackson Zoning Board of Adjustment did not secure the five votes needed to grant use variances that would have permitted the construction of 192 apartments on West Veterans Highway (Route 528).

One application sought a use variance for a 29-acre tract on West Veterans Highway in a Neighborhood Commercial (NC) zone to build 112 apartments in seven two-story buildings and 23,000 square feet of commercial space. The second application sought a use variance for an 11-acre site on West Veterans Highway in an NC zone to construct 80 apartments in five two-story buildings and 7,000 square feet of new commercial space. Without the variances, the projects cannot move forward.

Lawsuit Filed Aiming to Block Sports Complex in Jackson: A lawsuit was recently filed in Superior Court by residents seeking to overturn state and local approvals for a large sports facility that's under construction between Interstate 195 and Great Adventure.

When complete, Adventure Crossing USA will feature 120,000 square foot indoor sports dome with a soccer field, basketball courts, sports bar and party facilities. Aside from the sports dome, the site will feature multi-purpose turf fields, ice hockey rinks, a golf driving range, indoor sports training facility and an exposition center. Hotels, restaurants and a Multiple Sclerosis brain research center is also planned for the site. How the lawsuit will affect the project remains to be seen.

Ridgeway Bridge in Manchester to be Replaced: The Ridgeway Boulevard Bridge in Manchester, which links Ridgeway Road/Route 571 with South Hope Chapel Road is set to be replaced. The new bridge will be 54-feet long and 40-feet wide, which is 10 feet wider than it is currently. Bids are expected to be issued by the county for construction by the end of July.



Toms River Council Moves Ahead with Downtown Redevelopment Plan: On June 25, the Toms River Township Council approved a resolution designating Capodagli as the redeveloper for two township-owned parking lots on Iron and Water streets in the downtown area. The township is seeking to build 60 apartment units, parking and retail on the upper portion of the Irons Street parking lot, and more than 400 units, a restaurant, parking and retail space on the Water Street lot. The township and redeveloper now have 180 days to settle on a final plan for the sites. To view Toms River redevelopment plan for the core downtown in full, visit <https://tomsrivertownship.com/downloads/DowntownRedevelopment/Downtown-Core-Redevelopment-Plan-Adopted-02-26-19.pdf>

Toms River Route 9 Widening Project to Begin Spring 2022: The New Jersey Department of Transportation has released plans to make significant traffic improvements to Route 9 from Indian Head Road in Toms River to 2nd Street in Lakewood. The project is expected to get underway in the spring of 2022 with completion set for 2024. For specific questions about the project, contact Megan Fackler, Office of Government and Community Relations, NJDOT, at 609-963-1982 or Megan.Fackler@dot.nj.gov.

Tuckerton Votes to Preserve 17 Acres Along Tuckerton Creek for Recreation: On July 1, Tuckerton Borough Council approved Ocean County's plan to purchase 17 acres along the Tuckerton Creek to use for passive recreation. The purchase now heads to the Ocean County Freeholder Board for final approval.

Investing in RPAC is an Investment in YOUR Business! Working together with NJ REALTORS® and Association Business Solutions (ABS), NEXUS can help keep you informed with federal, state & local issues, but without your investment in RPAC, the REALTORS® PAC, then we can't promise we will have a seat at the table when issues arise and when it matters most! Please invest in RPAC today and help us elect and keep the right REALTOR-friendly candidates where we need them to be. You can make your investment HERE through the NJ REALTORS® website. **Reminder that Friday, September 27, 2019 is the final deadline to get your minimum \$100 RPAC contribution in for the 1 unit towards the 2019 NJR Circle of Excellence Sales Award®.**